



# DNRC Timber Appraiser



|                |                          |
|----------------|--------------------------|
| Appraisal Name | <b>Upper McKillop #2</b> |
| Appraisal Type | Sale                     |
| Area Office    | NWLO                     |
| Date           | 2/26/2019                |

| Appraisal Summary     | Per Ton        | Per Mbf         | Acres, Factor and FI Fees | Unit          |
|-----------------------|----------------|-----------------|---------------------------|---------------|
| Minimum Bid Price     | <b>\$18.66</b> | <b>\$124.11</b> | Harvest Unit              | 251 Acres     |
| FI Fee                | <b>\$1.83</b>  | <b>\$12.15</b>  | Net Conversion            | 6.65 Tons/Mbf |
|                       |                |                 | NWLO                      | \$12.15 /Mbf  |
|                       |                |                 | SWLO                      | \$10.40 /Mbf  |
|                       |                |                 | CLO                       | \$3.60 /Mbf   |
|                       |                |                 | EAST                      | \$1.00 /Mbf   |
| Minimum Sale Value    | \$136,031      |                 |                           |               |
| Estimated Sale Volume | 7,290          | Tons            |                           |               |
| Total FI Payment      | \$13,341       |                 |                           |               |
| 5% Down Payment       | \$6,802        |                 |                           |               |

| Appraisal Species | Volume (Mbf) | DBH (Avg) | WWPA 2018 - 4th Qtr | Minimum Value       |
|-------------------|--------------|-----------|---------------------|---------------------|
| Ponderosa pine    |              |           | \$543.34            | \$0.00              |
| Douglas-fir       | 775          | 11.5      | \$401.03            | \$96,182.25         |
| Western larch     | 221          | 17.6      | \$401.03            | \$27,427.45         |
| Lodgepole pine    | 3            | 7.3       | \$396.20            | \$372.32            |
| White fir         | 4            | 7.3       | \$355.97            | \$496.42            |
| White pine        | 28           | 18.6      | \$666.67            | \$3,474.97          |
| White wood/other  | 20           | 14.1      | \$396.20            | \$2,482.12          |
| Red cedar         |              |           | \$1,206.37          | \$0.00              |
| Blue stained      |              |           | \$338.62            | \$0.00              |
| Dead/dry          | 47           | 14.9      | \$272.93            | \$5,832.99          |
| <b>Total</b>      | <b>1096</b>  | <b>12</b> | <b>\$403</b>        | <b>\$136,268.53</b> |

| Contract Costs    | Unit             | Log and Haul Costs             | Unit       | Logging Percent |
|-------------------|------------------|--------------------------------|------------|-----------------|
| Development Costs | \$5,388.00 Total | Tractor Yarding                | 650 Feet   | 52              |
| Maintenance Costs | \$3,347.00 Total | Other Method Yarding (specify) | Feet       | 0               |
| Slash Costs       | \$6,275.00 Total | Skyline Yarding                | 450 Feet   | 48              |
|                   |                  | Unpaved Haul                   | 1.0 Miles  |                 |
|                   |                  | Paved Haul                     | 58.0 Miles |                 |